

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 3307 Pleasant Garden Road (North side of Logandale Court east of Pleasant Garden Road)

Applicant: Mary M. Wells
Owner: Mary M. Wells

From: County RS-40
To: City CD-RM-18

- Conditions:**
- 1) Uses: Residential multifamily and accessory structures only.
 - 2) Property to be developed in conjunction with the tract to the north.
 - 3) 25' wide undisturbed buffer immediately adjacent along Logandale Court except as required for temporary construction entrance which would be replanted at a Type A planting rate upon completion of the development.
 - 4) 50' wide nonbuilt upon buffer along Logandale Court in addition to the buffer in Condition No. 3.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	3.823
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	The Logan Anthony House (Proposed for City zoning CD-RM-18)	Co. RS-40
<i>South</i>	Single Family Dwellings	Co. RS-40
<i>East</i>	Single Family Dwelling	Co. RS-40
<i>West</i>	Single Family Dwelling	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less See Conditions for use restrictions and other limitations.

TRANSPORTATION	
Street Classification	Pleasant Garden Road – Major Thoroughfare, Logandale Court – Local Street.
Site Access	One proposed to Pleasant Garden Road. The TIS recommended right and left turn lanes from Pleasant Garden Road into proposed development.
Traffic Counts	Pleasant Garden Road ADT = 11,579.
Trip Generation	24 Hour = 2,207, AM Peak Hour = 168, PM Peak Hour = 204. (This is a total trip generation for the proposed apartments plus single family.)
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. See the Additional Information section of this staff report for the Executive Summary for the TIS.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Burlington Watershed
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required. For high density development a 100' stream buffer (on each side of the stream) is required. For low density development a 30' buffer (on each side of the stream) will be required. No built upon area is allowed in the entire buffer.
Other	Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	See zoning conditions for buffer requirements
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The 12.3-acre triangular-shaped property to the north was annexed and rezoned to CD-HB by City Council in July 2205. Annexation of the property was effective on September 30, 2005. By condition, this tract is to be developed as a neighborhood shopping center not to exceed 53,000 square feet of retail space.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025.

There is a 16-inch City water line along Pleasant Garden Road but the nearest accessible sewer line is at some distance. Extension of sewer service to the property is the developer's responsibility.

The 18-acre tract abutting the subject property on its north side was unanimously recommended for approval to CD-RM-18 by the Zoning Commission at the June 12, 2006 meeting. That request and this request will be placed on the July 31, 2006 agenda in order that they may be considered together.

The applicant plans to ask for amendments to Conditions No. 3 and 4 at the public hearing. The undisturbed buffer mentioned in Condition No. 3 will be increased from 25 feet to 40 feet in width. The nonbuilt upon buffer mentioned in Condition No. 4 will be adjusted from 50 feet to 40 feet in width. Thus, the overall buffer will be increased from 75 to 80 feet wide and the undisturbed portion will be increased from 25 to 40 feet wide. This will further separate and buffer the single family homes along the south side of Logandale Court from the proposed multifamily development. The two amended conditions will help implement measures to protect the neighborhood from potential negative impacts of development which is supported by Comprehensive Plan Policy 6A.2.

This request is consistent with the Mixed Use Residential designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. It is also applied in areas suited to a diverse mix of housing types and densities.

This original zoning proposal is also consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: Possibility of Wetlands. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.
DMUE will be required on channels that carry public water.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

Proposed Residential Development – Traffic Impact Study

Prepared for Signature Property Group

May 1, 2006

Executive Summary

Signature Property Group proposes to build a residential development located off Pleasant Garden Road (see figure 1) in Greensboro, NC. The site plan proposes a mix of single family and apartments. The developer proposes one access point located on Pleasant Garden Road.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road
- Pleasant Garden Road @ US 421
- Pleasant Garden Road @ Proposed Site Entrance

These intersections were analyzed for 2006 existing conditions (where applicable), No-build conditions, and Full build-out conditions. The site is assumed to be built-out by 2009.

This proposed development is expected to generate approximately 2,207 daily weekday trips; with 168 trips during the AM peak and 204 trips during the PM peak (see table 1). The following is a level of service table for the projected impact of this development.

LEVEL OF SERVICE							
		AM PEAK			PM PEAK		
Intersection		2006 Existing	2009 No-Build	2009 Build	2006 Existing	2009 No-Build	2009 Build
Pleasant Garden Road @ US -421		C (22.8)	C (26.7)	C (27.1)	C (22.6)	C (24.2)	C (28.5)
Pleasant Garden Road @ Industrial Drive		E (39.2) SBL	C (27.3)	C (32.2)	F (54.7) SBL	C (29.1)	C (31.0)
Pleasant Garden @ Proposed Entrance				E (46.5) NBL			E (39.8) NBL

The following are the recommendations for improvements made in this report:

US 421 @ Pleasant Garden Road

- Analysis indicates that no improvements are necessary at this intersection. However, if a traffic signal is installed at the Industrial Avenue intersection, it is highly recommended that it be coordinated with this signal.

Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road

- No additional improvements needed beyond the recommended improvements of a traffic signal and a westbound left turn proposed in the traffic analysis conducted for SSP Properties.

Pleasant Garden Road @ Proposed Entrance

- Construct separate right and left turn lanes at the new approach. With a 100' of storage on the left turn lane.